



Ashendon Barn, Ashendon
Buckinghamshire, HP18 0BH

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Aylesbury 11 miles, Haddenham & Thame Parkway 5 miles (Marylebone in 55 and 35 mins respectively)
ASHENDON BARN, ASHENDON, BUCKINGHAMSHIRE, HP18 0HB

STUNNING INSIDE AND OUT, A CONVERTED BARN IN A MUCH ADMIRER HILLTOP VILLAGE. DELIGHTFUL ACCOMMODATION AND GARDENS

Hall, Kitchen/Dining Room, Sitting Room, 2 Bedrooms, Bathroom, Mezzanine Loft/Studio. Immaculate Garden with Southerly Terrace

GUIDE PRICE £450,000 Freehold

DESCRIPTION

Ashendon Barn nestles within a small close at the northeastern edge of the village. It is a stunning conversion that the owner presents absolutely beautifully and the mature plot offers the property a great deal of privacy.

Inside are a wealth of charming features, nearly all of the accommodation has floorboards and LED downlighting, the doors are latched and braced wood with wrought iron furniture and there is a handsome blend of exposed stone and brick walls and beams and timbers.

As you enter the hall you find a storage cupboard and then to the left is the kitchen and living room and right the bedrooms and bathroom and the right corridor has a part vaulted ceiling and a velux window for natural light.

The kitchen/dining room comprises solid oak units painted in Farrow & Ball 'dumity' colour and complimenting the units are black granite worktops. Integrated are a halogen hob, double oven/grill and dishwasher and spaces provided for a washing machine and fridge/freezer. Some delightful characteristics to be noted are the vaulted ceiling, wall sconces for candles and a shelved upper alcove. In the sitting room is again a vaulted ceiling and inset into the wall stands a woodburning stove. Alongside the two front windows are doors opening to the patio.

Then main bedroom with another vaulted ceiling is an excellent double and the automatically lit walk-in wardrobe brings to mind the option of installing an ensuite. The smaller bedroom is very pretty and a pull out ladder gives an easy

route up to a boarded out attic. Although we cannot describe this as a bedroom practically it could serve as such, or an office or studio. In the bathroom is a porcelain floor and a white suite of a wc, wash basin and vanity unit and a panelled bath, all have chrome fittings and there is a separate cubicle that has both handheld and overhead showers. A useful airing/linen cupboard is available and the window has a bespoke shutter.

OUTSIDE

As you enter the close 2 parking bays are provided and a patch of faux grass and hardstanding suitable for a shed.

The exterior mirrors the interior in terms of its smart and immaculate appearance. The barn hides behind a tall laurel hedge that ensures a high level of privacy to the garden. A flagstone path is down to the front door and said front door has shelter from the porch canopy. The easterly garden is attractively landscaped with grasses, shrubs and trees and a pond dotted around in the gravel, and at the far end a deep planted bed of the same alongside a variety of flowers.

South facing is a split-level terrace, the lower area with flagstones and then a dwarf stone wall and a slightly elevated seating area of composite decking from where you can glimpse the distant countryside.

COUNCIL TAX – Band E £3,141.24 2026/27

LOCATION

Ashendon is a lovely hilltop village of mainly Cottages and old Farmhouses with breathtaking views over the Aylesbury plain. The Ash Tree is a charming inn at the bottom of a lane and adjacent the playing field the Church of St Mary stands at the summit of the village and holds in a long, low recess in the Chancel, an effigy of an unknown Knight.

The name Ashendon comes from Ashen-Hill, i.e. grown over with ashes. The area was once the ancient Berwood Forest and the old hunting grounds of Saxon and Norman Kings. For more information on the village visit

www.ashendon.org.uk

The nearby market towns and villages provide a wealth of historical and interesting places to visit including Waddesdon Manor, Claydon House and Quainton Steam Railway. Extensive shopping facilities are situated at Bicester, Aylesbury, Milton Keynes and Oxford and the renowned Bicester Village. Thame Parkway Station about 5 miles away and Aylesbury (approx. 11 miles) both provide a fast convenient service reaching London Marylebone in under an hour, Thame & Haddenham Parkway actually in 35 minutes. The A41 provides easy access into Aylesbury, Bicester and the M40 network. The Aylesbury line has been extended to Aylesbury Vale Parkway station which now provides a frequent service to Marylebone from Fleet Marston.

EDUCATION

Preparatory Schools at Ashfold and Oxford.

Primary Schools at Waddesdon & Cuddington.

Waddesdon Secondary School.

Public Schools at Oxford, Berkhamsted and Stowe.

Grammar Schools at Aylesbury.

VIEWING

Strictly via the vendors agent.

SERVICES

Mains electricity, water and drainage. LPG fired central heating, the tank underground at the front of the property.



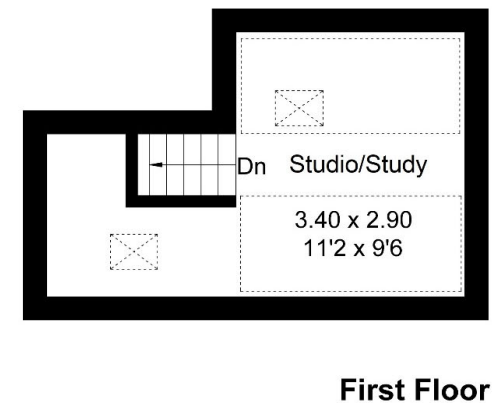
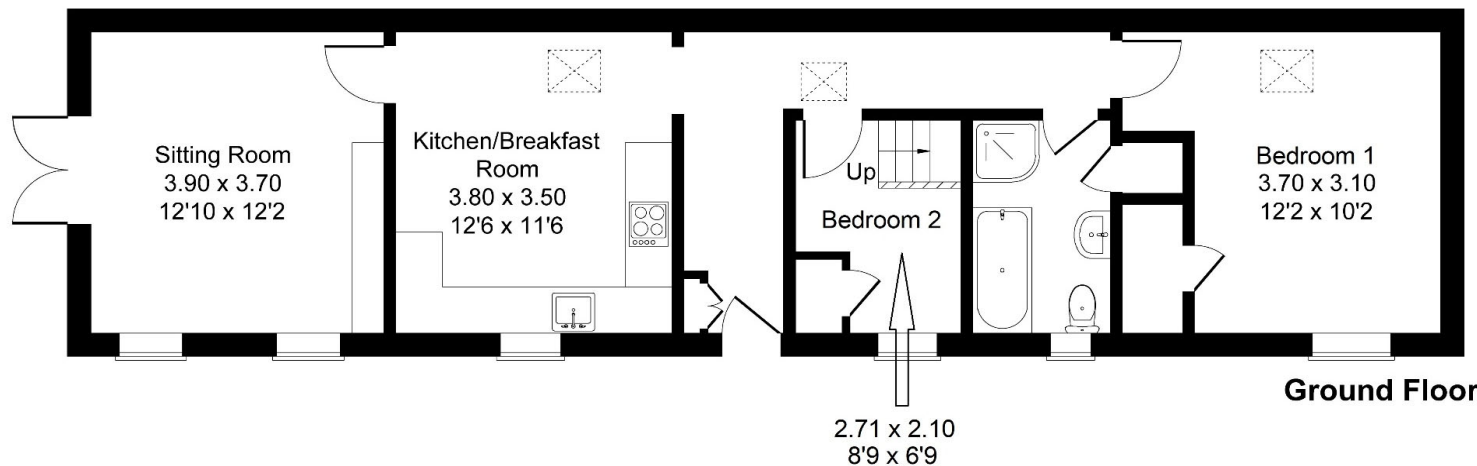




Ashendon Barn

Approximate Gross Internal Area = 82.36 sq m / 886.51 sq ft

Illustration for identification purposes only,
measurement are approximate, not to scale,
produced by The Plan Portal 2026.







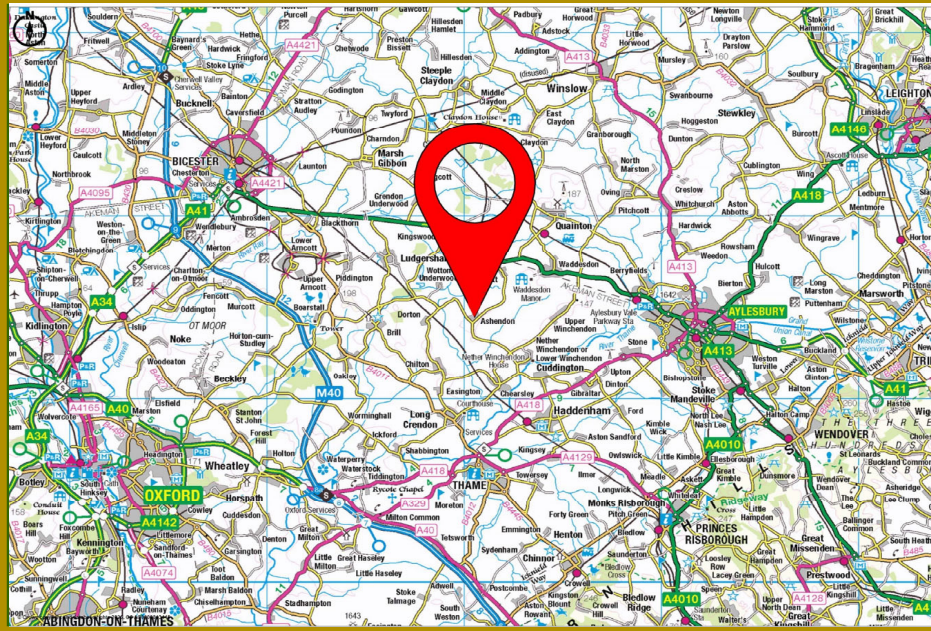




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- 6 Most importantly if there is any particular aspect of the property about which you would like further information, we invite you to discuss this with us before you travel to view the property.



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